

THE CROSSROADS OF COMMERCE AND KNOWLEDGE



ZMAP 2008-0021

Planning Commission Public Hearing

October 15, 2009



Unique Property

Unique Location

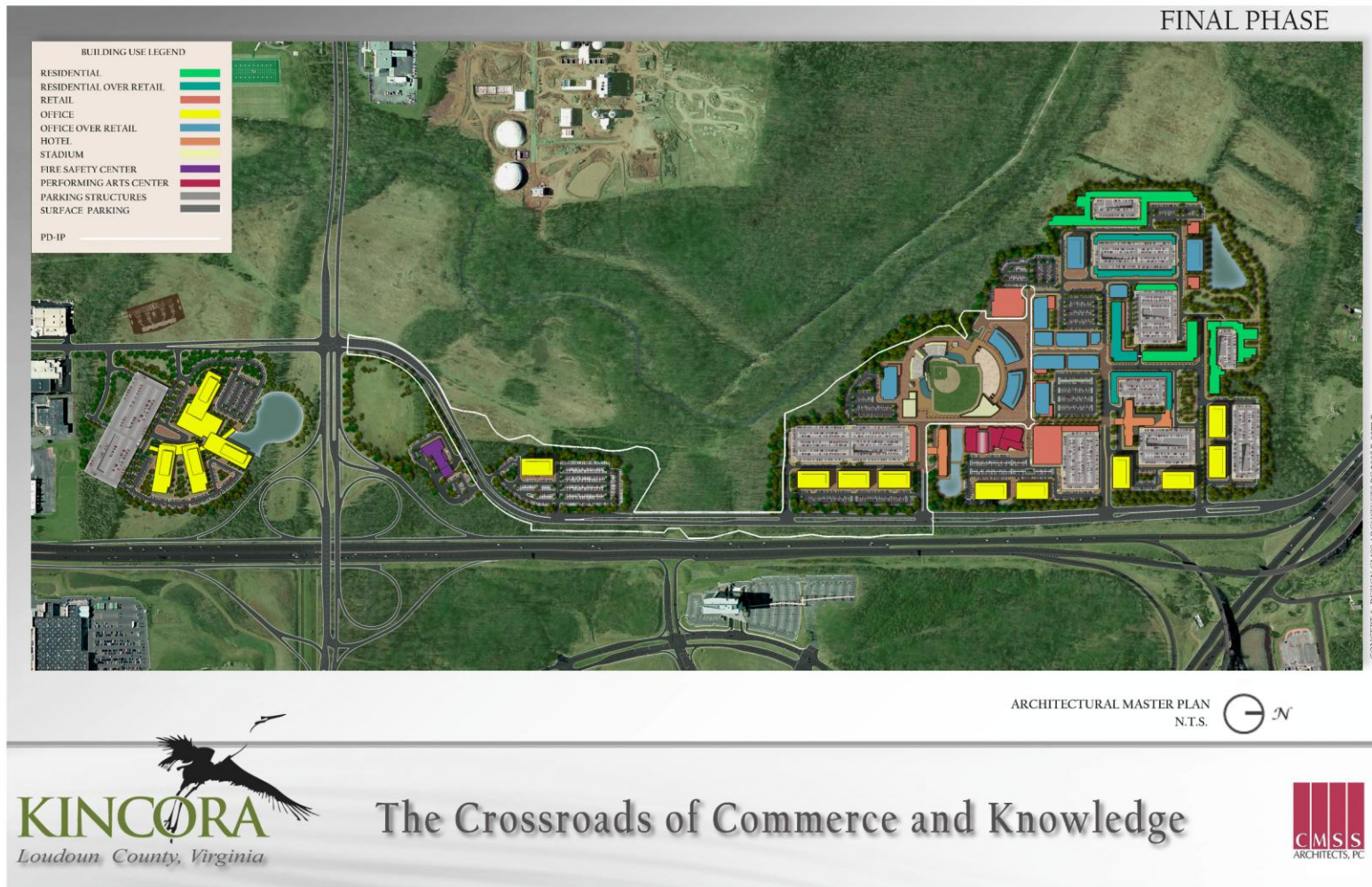
Unique Opportunities

Opportunities

- **Single owner of 400 acres at the northern gateway to Route 28**
- **Approximately 14,917 linear feet of the Broad Run, which can be permanently protected with a 160-acre natural park for Loudoun citizens**
- **Two critical and expensive links needed to complete the regional road network**
- **Significantly advance Comprehensive Plan policies to address unmet housing needs**

THE CROSSROADS OF COMMERCE AND KNOWLEDGE

Kincora Plan

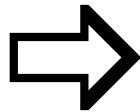


Comprehensive Plan

BY-RIGHT PD-IP 1972 ORDINANCE

2,797,905 theoretical maximum square feet (0.40 FAR) of light and medium industrial uses

1,398,952 square feet
(0.20 FAR typical of PD-IP)

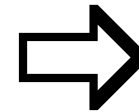


PLAN RECOMMENDATIONS

Keynote Employment defined as *large-scale regional office developments that feature high visual quality and high trip-generating uses...with the ancillary services necessary to support the predominant office use* (Suburban Policy Area page 33)

Countywide Retail Policy Plan recommends southern half of property for destination retail and northern half for employment supportive retail

Housing Policy 13: "*The use of planned and/or zoned non-residential land to address unmet housing needs is not supported unless the proposed use provides a mix of residential, commercial and offices uses and addresses the full range of unmet housing needs.*"



KINCORA

3,973,025 square feet of keynote employment use

- 2,722,200 square feet of employment use
- 575,000 square feet (720 rooms) of hotel use
- 398,825 square feet of non-hotel commercial uses (250,000 square feet employment supportive)

1,400 multi-family residential dwelling units (228 units ADU or Workforce Housing)

SPEX 2008-0054 was approved on 60 acres of the Kincora property to permit:

- 901,211 square feet of employment use
- a 75,000 square foot recreational facility
- 74,000 square feet of non-hotel commercial uses

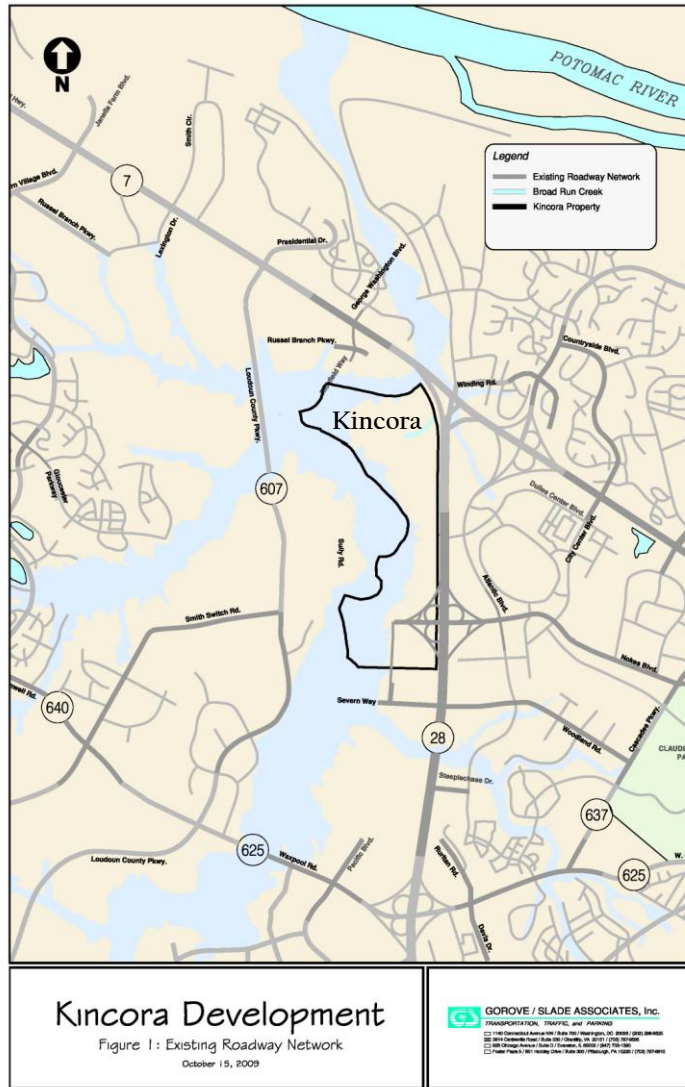
- [illegible]

Environmental

Protection of Heron Rookery

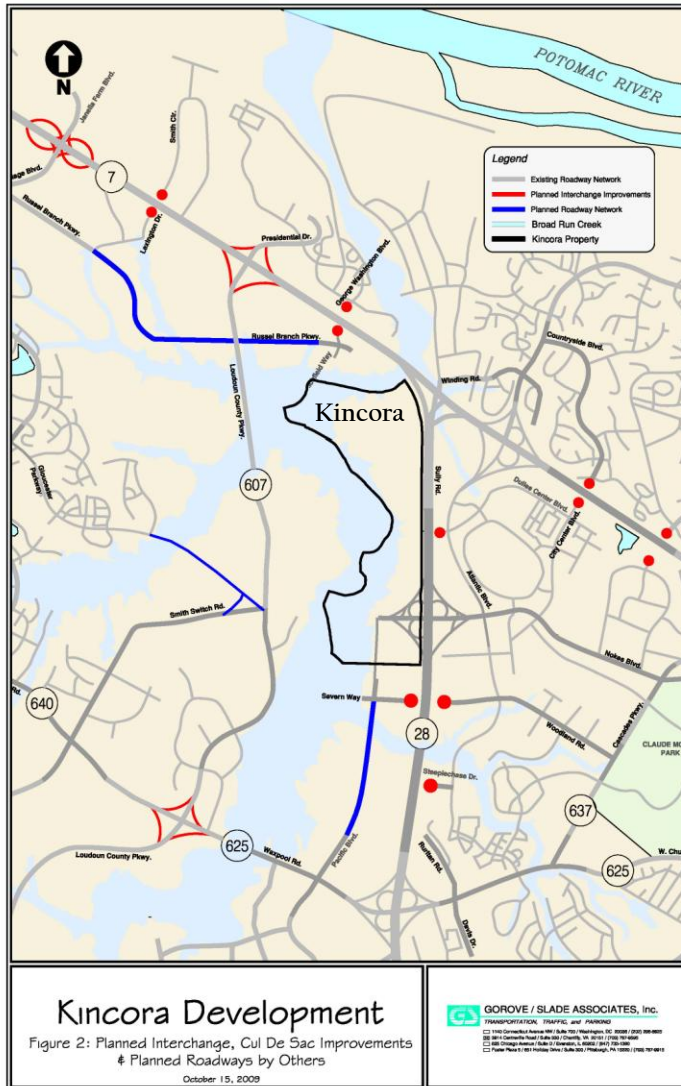


Transportation



INTERCHANGE TO NOWHERE

Transportation

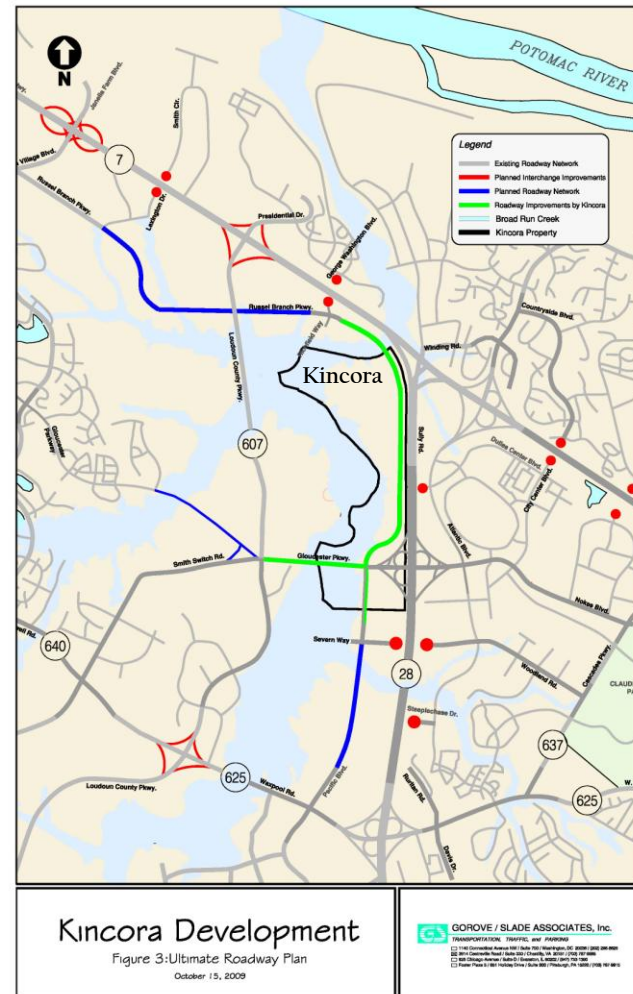


**ROADS, BUT NO BRIDGE
CONNECTIONS**

Transportation

KINCORA COMPLETES THE NETWORK

- **Pacific Boulevard – \$27M
(60% Site Traffic)**
- **Gloucester Parkway – \$32M
(30% Site Traffic)**
- **Community Development Authority
– Build Regional Roads Within
Three Years**
- **Significant Transit Contribution**
- **TDMs**
- **Extensive Pedestrian Trail Network**



Transportation

Countywide Transportation Plan

*The Countywide Transportation Plan ("CTP") specifically recommends that the Board will "continue to **seek innovative funding measures, such as** special taxing districts, private toll roads, TEA-21 grants, **Community Development Authorities (CDAs)**, and measures envisioned by the Public-Private Partnership Act (PPTA) to assist in financing roads, alternative transportation mode(s) and transit improvements" (CTP, Funding Policy 1., page 5-1); . . .*

Transportation

COUNTY'S C.I.P. (6 YEARS):

Total	\$267M	
Committed to Metro	<u>\$240M</u>	
Available		\$27M
	KINCORA:	\$60M

Housing

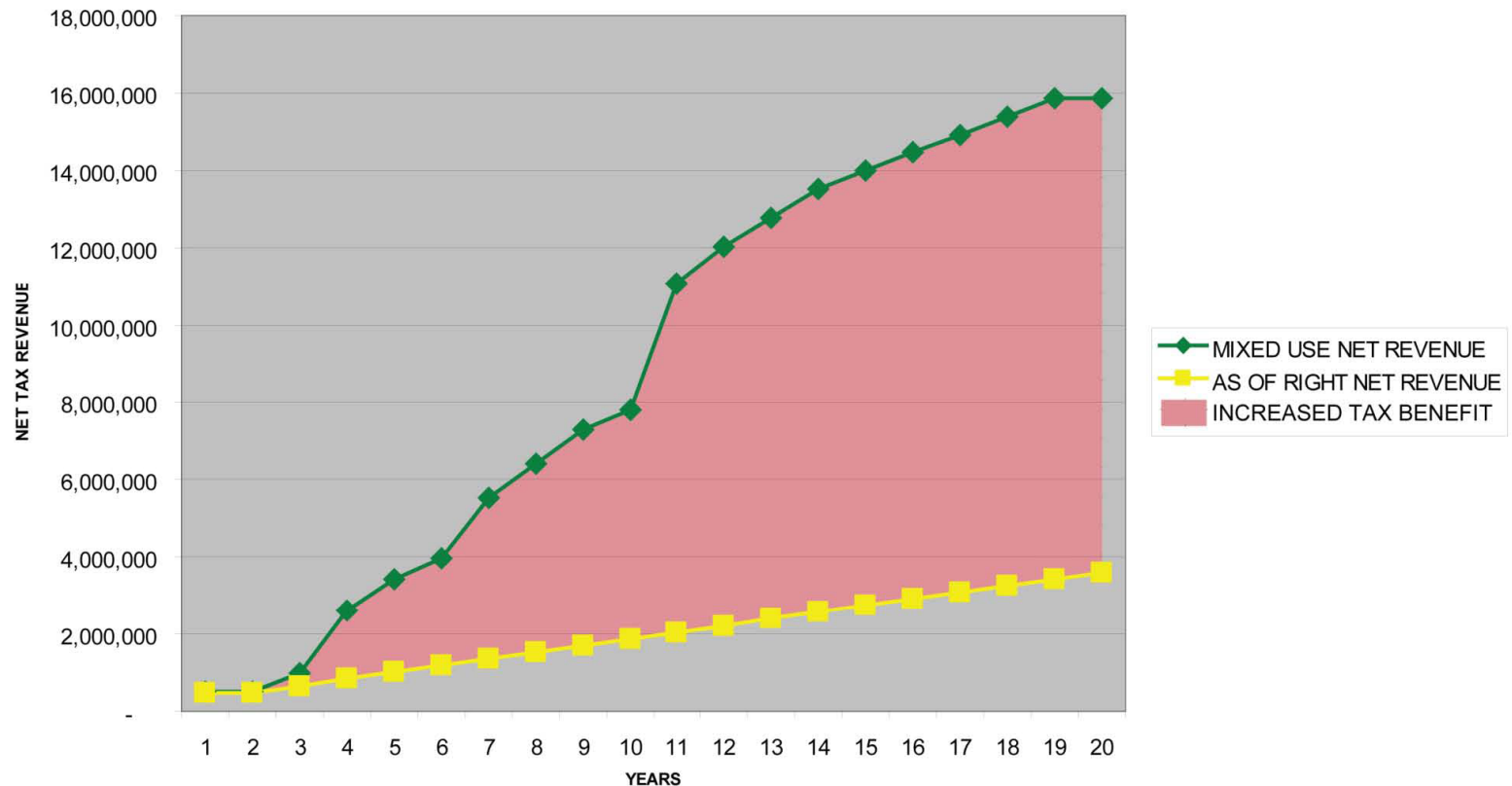


Multi-family residential use provides necessary amenity to attract and support Class A office building and tenants

- 1,400 multi-family residential units proposed
 - No townhomes or single-family detached dwelling units
 - Mix of apartments and condominiums
- Buffered from Route 28 by office buildings
- 228 units (16.25%) designed to address Loudoun's unmet housing needs (ADUs and Workforce Housing units)
 - Available to those earning not more than 100% of AMI
 - Development partnership with **Windy Hill Foundation**
 - Units will be set aside for teachers, public safety and other County employees, to the extent possible

Tax Benefits

NET COUNTY TAX REVENUE





Questions?